



PROCTORS

ESTATE AGENTS

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17 Quebec Road, Blackburn

£225,000

Proctors Estate Agents are pleased to present to the market this lovely two bedroom detached bungalow. It is situated in the ever popular Lammack area of Blackburn in this much sought after residential location. The property briefly comprising entrance vestibule, hallway, lounge, dining room, fully fitted kitchen, two bedrooms and a three piece shower room. It is complimented by PVC double glazing and gas central heating. Externally, there is a driveway which provides off road parking, leading to a detached single garage with an electric door. There are well maintained gardens to the front and rear.

Viewing is highly recommended to fully appreciate this lovely little bungalow.



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TENURE

We have been advised that the property is Freehold.

ACCOMMODATION

ENTRANCE VESTIBULE

HALLWAY

Radiator

LOUNGE

13' 7" x 13' 2" (4.14m x 4.01m) PVC double glazed window, radiator, electric fire

DINING ROOM

13' 4" x 11' 6" (4.06m x 3.51m) PVC double glazed window, radiator

KITCHEN

13' 1" x 10' 2" (3.99m x 3.1m) Wall and base mount units, built in oven and hob, extractor fan, stainless steel sink drainer unit with mixer tap, plumbed for washer + dishwasher, PVC double glazed window + door, integrated fridge freezer, radiator

BEDROOM 1

15' 7" x 13' 7" (4.75m x 4.14m) 3x PVC double glazed windows, radiator

BEDROOM 2

10' 8" x 12' 5" (3.25m x 3.78m) PVC double glazed window, radiator

THREE PIECE SHOWER ROOM

Double shower, low level WC, wash hand basin set in vanity, PVC double glazed window

OUTSIDE

Gardens to the front and rear, single detached garage

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	62

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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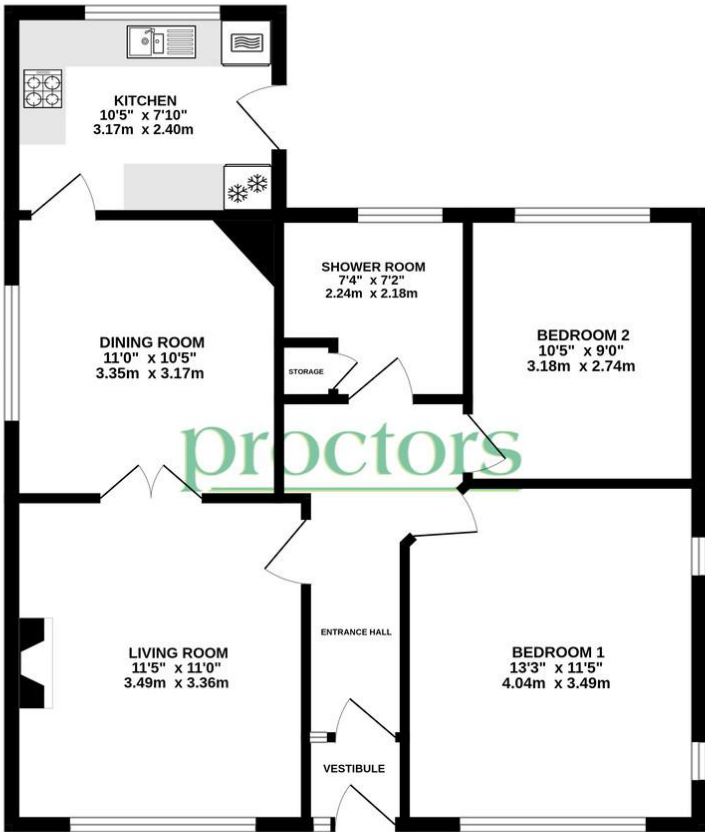
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GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



17 QUEBEC ROAD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 708 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		